

035.A

0001

0073.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

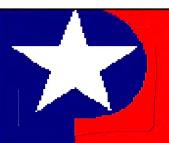
373,700 / 373,700

USE VALUE:

373,700 / 373,700

ASSESSED:

373,700 / 373,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
73		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: OUELLETTE MICHELLE		
Owner 2:		
Owner 3:		

Street 1: 73 BROADWAY UNIT 1
 Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
 Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: OUELLETTE MICHELLE -
 Owner 2: -

Street 1: 73 BROADWAY UNIT 1
 Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
 Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Asbestos Exterior and 1228 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8017													G10			

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	373,700			373,700		310315
							GIS Ref
							GIS Ref
							Insp Date
							12/20/17

Total Card	0.000	373,700		373,700	Entered Lot Size
Total Parcel	0.000	373,700		373,700	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	304.32	/Parcel: 304.3	Land Unit Type:
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Parcel ID: 035.A-0001-0073.1

!15625!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	368,100	0	.	.	368,100	368,100	Year End Roll	12/18/2019
2019	102	FV	382,600	0	.	.	382,600	382,600	Year End Roll	1/3/2019
2018	102	FV	338,200	0	.	.	338,200	338,200	Year End Roll	12/20/2017
2017	102	FV	308,100	0	.	.	308,100	308,100	Year End Roll	1/3/2017
2016	102	FV	308,100	0	.	.	308,100	308,100	Year End	1/4/2016
2015	102	FV	284,600	0	.	.	284,600	284,600	Year End Roll	12/11/2014
2014	102	FV	271,500	0	.	.	271,500	271,500	Year End Roll	12/16/2013
2013	102	FV	271,500	0	.	.	271,500	271,500		12/13/2012

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OUELLETTE MICHE	105-143		10/1/2008	Family	310,000	No	No		

PAT ACCT.

Date	Result	By	Name
12/20/2017	Measured	DGM	D Mann
6/9/2015	Permit Insp	PC	PHIL C
1/8/2009	NEW CONDO	BR	B Rossignol

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2014	1481	Porch	20,400					Demo three story d

ACTIVITY INFORMATION

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 5 - Asbestos				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 4 - Flat				OTHER FEATURES														
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Good													
Color: GREY				A Kits:	Rating:													
View / Desir:				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1909	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G10	Fact:	.		Floor: 2 - 2nd Floor														
Const Mod:				% Own: 33.000000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				1	5	2								
Sec Int Wall:		%		Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors:		%		Total:	31 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES										
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj.: 1.35000002														
Electric: 3 - Typical				Const Adj.: 0.93090689														
Insulation: 2 - Typical				Adj \$ / SQ: 370.734														
Int vs Ext: S				Other Features: 60500														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.04999995														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac:	NO		Adj Total: 541549														
% Com Wall	% Sprinkled:			Depreciation: 167880				Juris. Factor: 1.00	Before Depr: 389.27									
				Deprecated Total: 373669				Special Features: 0	Val/Su Net: 304.32									
								Final Total: 373700	Val/Su SzAd: 304.32									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 035.A-0001-0073.1														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:									Total Special Features:				Total:				